

MEMORANDUM

TO: City Planning Commission

FROM: Brett Lenart, Planning Manager
Matt Kowalski, City Planner

DATE: May 5th, 2022

SUBJECT: 414 South Main (Ashley Mews) PUD Supplemental Regulations Revision

Attached are the approved PUD Supplemental Regulations for 414 South Main, also known as Ashley Mews. The PUD District and Site Plan were originally approved in October 1999. The petitioners would like to amend the PUD regulations to include all permitted uses within the surrounding D1 (Downtown Core) Zoning District. While the existing regulations govern both the townhome (referred to as the Low-rise component) and tower (High-rise component) sections of the development, the petitioner is only requesting the modification for the regulations that apply to the tower. The existing regulations contain percentages of certain uses and language which is no longer needed to ensure the viability and activity on the property. For example, the PUD regulations specifically note apartment uses in the high rise. While Staff does consider that as a residential use that includes condominiums, it could be clarified to simply allow all residential uses.

The majority of the tower was formally occupied by office uses which have since vacated. To increase the viability of the building and make it consistent with surrounding uses the petitioner is requesting this change. The petitioner has expressed a possibility of short-term rental uses by non-owner occupied tenant. While the use is permitted in the D1 Zoning district the structure of the existing PUD regulations precludes that use in the high rise section of the development.

The petitioner is not requesting to change any of the design requirements for the first floor retail space. The existing Supplemental Regulations provide controls to ensure 'active' uses on the first floor and design requirement to maintain transparency along the street. There are no changes proposed to FAR, setback or height restrictions and no development planned that would require a site plan at this time.

Attachment: Approved PUD Supplemental Regulations
Petitioner submitted zoning map excerpt